

Unit 7825 NW 104th Ave # 32 - Apex at Park Central

7825 NW 104th Ave # 32 - 8195 NW 104 Ave, Doral, FL, Miami-Dade

Unit Information

MLS Number:	A11537482
Status:	Active
Size:	1,072 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$508,000
List PPSF:	\$474
Valuated Price:	\$454,000
Valuated PPSF:	\$424

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	384
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

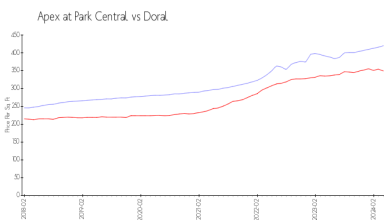
Building Association Information

Apex at Park Central
 Address: 8195 NW 104th Ave,
 Doral, FL 33178
 Phone: +1 855-777-3414

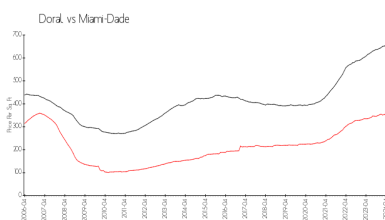
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	967 sq ft	May 2024	\$430,000	\$445
24	967 sq ft	May 2024	\$420,000	\$434
2	1,072 sq ft	Apr 2024	\$460,000	\$429
33	1,135 sq ft	Apr 2024	\$465,000	\$410
7	1,072 sq ft	Feb 2024	\$450,000	\$420

Market Information



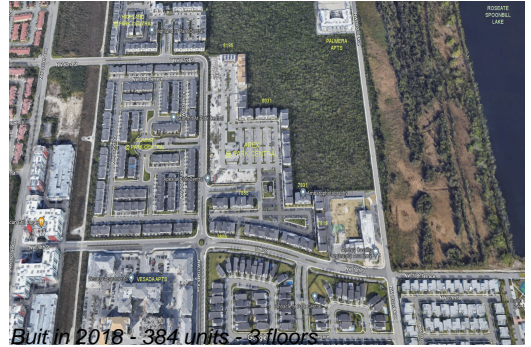
Apex at Park Central: \$420/sq. ft.
 Doral: \$349/sq. ft.



Doral: \$349/sq. ft.
 Miami-Dade: \$695/sq. ft.

Inventory for Sale

Apex at Park Central	2%
Doral	2%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Apex at Park Central	30 days
Doral	48 days
Miami-Dade	81 days